

PREPARED BY:  
MARK B. MIESSE, ATTORNEY  
7518 Enterprise Avenue  
Germantown, TN 38138  
2703095 EM  
901 759 3900

5/11/07 11:51:01  
BK 558 PG 188  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

### WARRANTY DEED

THIS INDENTURE is made and entered into this 30th day of April, 2007 between  
**Kim Grant Homes, LLC, a Tennessee Limited Liability Co.**, GRANTOR(s), and **Rickey E. Jones**, ~~\*XXXXXXXXXXXXX~~, GRANTEE(s).

\*  
an unmarried man

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Olive Branch**, County of **DESOTO**, State of **Mississippi**, more particularly described as follows:

**Lot 65, College Crossings Subdivision, situated in Section 11, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 91, Page 23 in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.**

**Being part of the same property conveyed to Grantor by deed of record at Instrument Number Book 524 Page 438, in the aforesaid Register's Office.**

The said party of the first part does hereby covenant with the said party of the second part that party of the first part is lawfully seized in fee of the aforescribed real estate; that party of the first part has good right to sell and convey the same;

**That the same is unencumbered except for any and all Subdivision Restrictions, Building Lines and Easements of record in said Register's Office including without limitation, those in Plat Book 91, Page 23; Declaration of Covenants, Conditions and Restrictions at Book 496 Page 217; Joinder of Plat at Book 502 Page 65, all of record in the Register's Office of Shelby County, Tennessee, together with the 2007 Desoto County and 2007 Olive Branch real property taxes not yet due and payable, which are assumed by Grantee.**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

**Kim Grant Homes, LLC**

*Kim Grant*

**By: Kim Grant Chief Manager**  
Signature of Seller

\_\_\_\_\_  
**By:**  
Signature of Seller

*Mark B. Miesse*  
(seal)

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STATE OF TENNESSEE )  
COUNTY OF SHELBY )

On this 30th day of April, 2007, before me, a Notary Public of said State and County aforesaid, personally appeared **Kim Grant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Chief Manager of Kim Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Chief Manager**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself (or herself) as **Chief Manager**.

Witness my hand and official seal at office.



My Commission Expires: \_\_\_\_\_

Grantee:

Name and Address of Property Owner:

**Rickey E. Jones**  
4147 Dockery Drive  
Olive Branch, MS 38654  
901 756 3910  
N/A

Property Address:

4147 Dockery Drive  
Olive Branch, MS 38654

Person Responsible for Taxes:

**Community Mortgage Corp**  
142 Timber Creek  
Cordova, TN 38018

Grantor: Kim Grant Homes, LLC  
1655 International Pl.  
Memphis, TN 38120  
901-683-4422  
work: N/A

Parcel #: 2.06.1.11.10.0.00065.00

### AFFIDAVIT OF VALUE

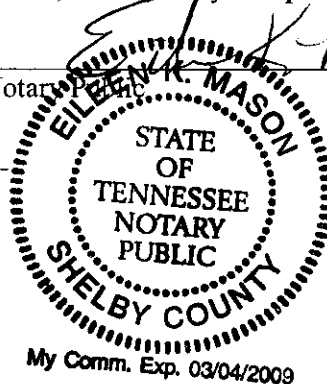
STATE OF TENNESSEE  
COUNTY OF SHELBY

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is \$ **229,600.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

  
Affiant

Sworn to and subscribed before me, a Notary Public, this 30th day of April, 2007.

Notary Public



My Commission Expires: \_\_\_\_\_